182.0	0002	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	649,000	/	649,000
USE VALUE:	649,000	/	649,000
ASSESSED:	649,000	/	649,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASQUARELLO FRANK T
Owner 2:	
Owner 3:	
Street 1:	8 BREWSTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PASQUARELLO FRANK T--ETAL -
Owner 2:	PASQUARELLO CYNTHIA A -
Street 1:	8 BREWSTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,248 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6248.000	223,800		425,200	649,000
Total Card	0.143	223,800		425,200	649,000
Total Parcel	0.143	223,800		425,200	649,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.03 | /Parcel: 416.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122995
GIS Ref	
GIS Ref	
Insp Date	06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0008.A

!14229!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,800	0	6,248.	425,200	649,000	649,000	Year End Roll	12/18/2019
2019	101	FV	195,800	0	6,248.	425,200	621,000	621,000	Year End Roll	1/3/2019
2018	101	FV	195,500	0	6,248.	358,400	553,900	553,900	Year End Roll	12/20/2017
2017	101	FV	195,500	0	6,248.	328,000	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	195,500	0	6,248.	279,400	474,900	474,900	Year End	1/4/2016
2015	101	FV	190,700	0	6,248.	243,000	433,700	433,700	Year End Roll	12/11/2014
2014	101	FV	190,700	0	6,248.	224,800	415,500	415,500	Year End Roll	12/16/2013
2013	101	FV	190,700	0	6,248.	213,800	404,500	404,500		12/13/2012

PRINT

Date	Time
12/11/20	04:05:51

LAST REV

Date	Time
07/09/18	11:59:58

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASQUARELLO FRA	70083-19		10/16/2017	Convenience	1	No	No		
	12665-280		7/11/1974		36,750	No	No		N

USER DEFINED

Prior Id # 1:	122995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2001	756	Re-Roof	10,000	C				ROOF/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
3/7/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6248		Sq. Ft.	Site		0	70.	0.97	7									425,210						425,200	

Total AC/HA:	0.14343	Total SF/SM:	6248	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	425,210	Spl Credit		Total:	425,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	63048
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324363
Depreciation:	100553
Depreciated Total:	223810

COMMENTS

WDK ANGLED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

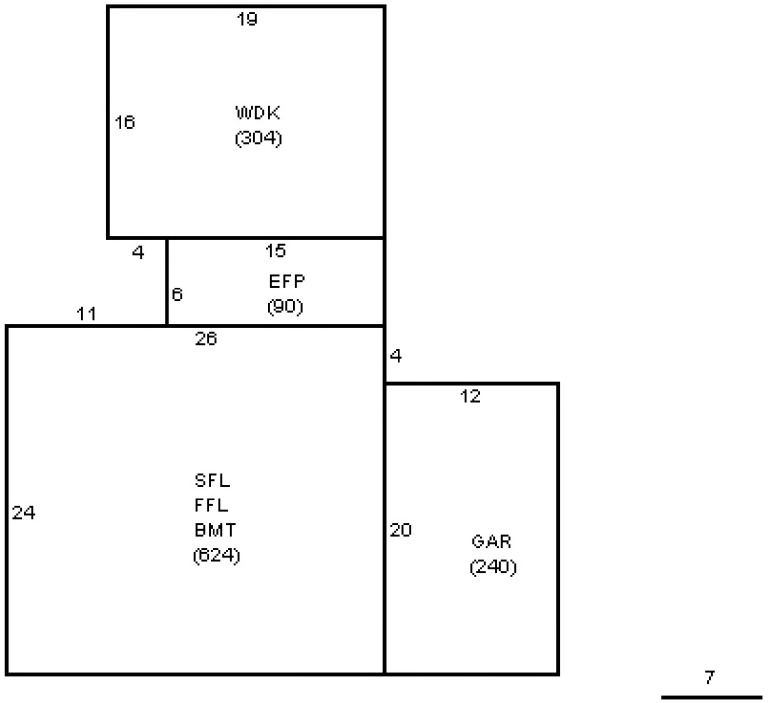
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	89.31
Final Total:	223800	Val/Su SzAd	179.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	58.720	36,641
FFL	First Floor	624	168.730	105,289
SFL	Second Floor	624	168.730	105,289
WDK	Deck	304	9.290	2,824
GAR	Garage	240	25.410	6,099
EFP	Enclos Porch	90	57.470	5,172

Net Sketched Area:	2,506			Total:	261,314
Size Ad	1248	Gross Are	2506	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1947	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: